

Step 4: Fulton Commercial@330 Commercial Avenue

Tuesday, October 16, 2018 11:33 AM

PCB SELF-IMPLEMENTING (§761.61(a) OR (c), HYBRID (§761.61(a)/(c)) and §761.79(h) CLEANUP AND DISPOSAL NOTIFICATION REVIEW WITH CHECKLIST PROCESS

\$761.61(a)	<input type="checkbox"/>	\$761.61(c)	<input type="checkbox"/>	HYBRID (§761.61(a)/(c))	<input checked="" type="checkbox"/>	\$761.79(h)	<input checked="" type="checkbox"/>
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STATUS CHECKLIST:

- ☒ STEP 1: APPLICATION OR NOTIFICATION RECEIVED BY EPA
- ☒ STEP 2: INTAKE PROCESS
- ☒ STEP 3: REVIEW & COMMENT (PCB SIP (§761.61(a) OR (c)), HYBRID (§761.61(a)/(c)) and §761.79(h) Check list)
- ☒ STEP 4: DRAFT APPROVAL
- ☐ STEP 5: CONCURRENCE
- ☐ STEP 6: FILE DOCUMENTS
- ☐ STEP 7: CLOSEOUT FILE

Project Reference (name): Fulton Commercial @330 Commercial Avenue, New Brunswick, NJ

Project Summary: 330 Commercial Avenue, LLC, has submitted details the plan to address polychlorinated biphenyl (PCB) contamination in soil. Fulton Commercial @ 330 Commercial Avenue site, Block 292.01 Lot 1.05, 330 Commercial Avenue, New Brunswick, New Jersey is schedule to build a residential unit on the property. 330 Commercial Avenue, LLC, is proposing to remove the PCB-impacted soil in excess of 10 ppm. Additional core samples to complete the delineation are to be collected at a minimum 30-foot grid interval over the South and Southwest area of the site. The consultant, RTP Environmental Associates, Inc has also requested, in accordance with 40 CFR §761.79(h), approval of an alternative procedure and standard for decontamination.

Site Address: 330 Commercial Avenue, Block 292.01 Lot 1.05, 330, New Brunswick, NJ 08901

Site Owner (name & address):

Jack Morris , President & CEO
330 Commercial Avenue LLC
330 Commercial Avenue,
New Brunswick, NJ 08901

Site Consultant (name & address):

John A. Larkins
Principal/LSRP
RTP Environmental Associates, Inc.
239 US Highway 22 East
Green Brook, NJ 08812
Office: 732-968-9600
Fax: 732-968-5279

Edyta Komorek
RTP Environmental Associates
239 US Route 22 East, Suite 308
Green Brook, NJ 08812
Office: 732.968.9600
Fax: 732.968.5279

Date Assigned: October 5, 2018

Date of Agency Receipt: August 20, 2018

Due Date:

Note regulatory 30-day review timeframe does not apply for hybrid (risk-based sampling)

Correspondents:

EPA Approval Letter:

Final Application:



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Documents:



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Emails:



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<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No - N/A	<u>Requirement:</u> (PCB SIP (§761.61(a) OR (c)), HYBRID (§761.61(a)/(c)) and §761.79(h) Check list
<input checked="" type="checkbox"/>	<p>Cover letter addressed to Region 2's Regional Administrator stating purpose of the submission and signed by the Site owner, the party in charge of the cleanup, or a consultant on behalf of these parties.</p> <p>Note: Letter must be addressed to the Regional Administrator but it is acceptable to send it to Adolph Everette, RCRA Branch Chief, 290 Broadway, 22 floor, New York, NY 10007 (40 CFR Part 761.61 (a)(3))</p> <p>Comment:</p>
<input checked="" type="checkbox"/>	<p>Notification provided to the Director of the State or Tribal environmental protection agency and the Director of the County or local environmental agency where the cleanup will be conducted.</p> <p>Comments:</p>
<input checked="" type="checkbox"/>	<p>Site background and history. This should include a discussion of:</p> <ul style="list-style-type: none"> • past activities (e.g. use of PCBs and/or PCB equipment, storage, manufacturing, etc); • site ownership; and • current or proposed site uses. <p>SITE BACKGROUND</p> <p>Comments:</p>
<input checked="" type="checkbox"/>	<p>The nature of the contamination, including the kinds of materials contaminated. (40 CFR § 761.61(a)(3)(i)(A))</p> <p>Comments:</p>
<input checked="" type="checkbox"/>	<p>Does the Notification address the cleanup of: (use Nepassist to verify)</p> <ul style="list-style-type: none"> • surface or ground waters; • sediments in marine and freshwater ecosystems; • sewers or sewage treatment systems; • any private or public drinking water sources or distribution systems; • grazing lands; or • vegetable gardens? <p>If yes, then the self-implementing procedures may not be used.</p> <p>Comments:</p>
<input checked="" type="checkbox"/>	<p>If low occupancy has been designated, it must be reasonable for the proposed use. The Notification must describe how the area will be maintained as low occupancy. Low occupancy and high occupancy are each defined at 40 CFR § 761.3.</p> <p>Comments: High occupancy with cap requested. "</p> <p>FSUR proposes to remediate all soil impacts to a PCB cleanup criterion of 10mg/kg. The proposed 10 mg/kg is based upon the USEPA remediation standard for the high-occupancy areas. The proposed excavation areas are shown on Figure 6."</p>
<input checked="" type="checkbox"/>	<p>A summary of the procedures used to sample contaminated and adjacent areas and a table or cleanup site map showing PCB concentrations measured in all pre-cleanup characterization samples (as well as sample collection and analysis dates). (40 CFR § 761.61(a)(3)(i)(B))</p> <p>Comments:</p>
<input checked="" type="checkbox"/>	<p>A site map showing the PCB sampling locations cross referenced to the sample identification numbers provided as part of the characterization information. The extent of the identified PCB contaminated area(s) must be clearly</p>

part of the characterization information. The extent of the identified PCB contaminated area(s) must be clearly identified. (40 CFR § 761.61(a)(3)(i)(C))

Comments: See comments below



Characterization sampling consistent with 40 CFR 761 Subpart N (e.g., sampling on a 10 foot grid or 3 meters).

Or For Hybrid

Characterization sampling acceptable for delineating areas of the PCB remediation waste to be addressed under 40 CFR § 761.61(c).

Comments: Requested additional sampling on the south and Southwest of the property. The sampling does not meet the sampling consistent with 40 CFR 761 Subpart N (e.g., sampling on a 10 foot grid or 3 meters).



A cleanup plan for the site, including the proposed disposal technology and approach, and a cleanup schedule. The plan should include contingency plans in the event that higher PCB concentrations and/or a wider distribution of PCBs are identified during the cleanup. (40 CFR § 761.61(a)(3)(i)(D))

Comments:



The cleanup plan achieves the cleanup levels specified at 40 CFR § 761.61(a)(4) for relevant occupancy.

Comments: The goal is to achieve high occupancy.



The off-site disposal technology for PCB remediation waste is consistent with requirements of § 761.61(a)(5).

Comments: Yes, however they listed several location.



Disposal based on in-situ sampling rather than characterization of waste piles post-excavation.

	Comments: no current waste piles
<input checked="" type="checkbox"/>	<p>A written certification, signed by the owner of the property where the cleanup site is located and the party conducting the cleanup, that all sampling plans, sample collection procedures, sample preparation procedures, extraction procedures, and instrumental/chemical analysis procedures used to assess or characterize the PCB contamination at the cleanup site, are on file at the location designated in the certificate, and are available for EPA inspection. (40 CFR § 761.61(a)(3)(i)(E))</p> <p>Comments:</p>
<input checked="" type="checkbox"/>	<p>Where applicable - if a cleanup will involve the use of a cap, the cap design specifications must be provided. Cap must be designed in accordance with 40 CFR § 264.310(a) and consist of a minimum of either 10 inches of compacted soil, or 6 inches of concrete or asphalt. Cap thickness does not include any underlying aggregate. Cap must comply with certain geotechnical requirements specified in the regulations. It must be clear where the cap will be used. (40 CFR § 761.61(a)(7))</p> <p>Comments:</p>
<input checked="" type="checkbox"/>	<p>Where applicable - the use of a fence, cap or a low occupancy designation requires a deed notation documenting this fact and the limitations on the use of the Site. (40 CFR § 761.61(a)(8))</p> <p>Comments:</p>
<input checked="" type="checkbox"/>	<p>Where applicable – within 60 days of completion of cleanup activity, the owner of the site must submit a certification, signed by the owner, that a deed restriction has been recorded. (40 CFR § 761.61(a)(8)(i)(B))</p> <p>Comments:</p>
<input checked="" type="checkbox"/>	<p>Where applicable - verification sampling consistent with 40 CFR 761 Subpart O (e.g., sampling on a 5 foot grid).</p> <p style="text-align: center;"><u>Or For Hybrid</u></p> <p>Verification sampling corresponding to a sample frequency at least one sample for every 400 ft² is acceptable for purposes of determining compliance with the applicable PCB cleanup standards under 40 CFR § 761.61(c).</p> <p>Comments:</p>
	<u>Additional Considerations</u>
<input checked="" type="checkbox"/>	<p>Remediation equipment will be decontaminated in accordance with 40 CFR § 761.79 or a waiver is being requested under 40 CFR § 761.79(h).</p> <p>Comments:</p>
<input checked="" type="checkbox"/>	<p>If applicable, PCB remediation waste may be stored on-site in accordance with 40 CFR § 761.65.</p> <p>Comments: N/A</p>
<input checked="" type="checkbox"/>	<p><u>Other</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>

Note: This checklist provides only a summary of the information that is specified under 40 CFR § 761.61(a), is for reference only, and is not intended to replace the requirements of the PCB regulations.